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Approved	Mayor
Veto	•
Override	

ORDINANCE NO. 06-11

ORDINANCE REVISING ZONING AND OTHER LAND DEVELOPMENT REGULATIONS PERTAINING TO THE NARANJA COMMUNITY URBAN CENTER ZONING DISTRICT ("NARANJA CUC"); CONFORMING NARANJA CUC TO STANDARD URBAN CENTER DISTRICT REGULATIONS. ARTICLE XXXIII(K), CODE OF MIAMI-DADE COUNTY, FLORIDA ("CODE"), EXCEPT AS SPECIFICALLY PROVIDED HEREIN; REVISING REGULATING PLANS; REVISING NONCONFORMING USE PROVISIONS RELATING TO SINGLE FAMILY HOMES; DELETING AND REPLACING SECTIONS 33-284.67 THROUGH 33-284.74 AND AMENDING SECTION 33-284.76, CODE, PERTAINING TO THE NARANJA CUC; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Sections 33-284.67 through 33-284.74 of the Code of Miami-Dade County, Florida, are hereby deleted and replaced as follows:¹

>><u>Sec. 33-284.67. Naranja Community Urban Center District (NCUC) Requirements.</u>

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

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Except as provided herein, all developments within the NCUC shall comply with the requirements provided in Article XXXIII(K), Standard Urban Center District Regulations, of this code.

Sec. 33-284.68. Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the NCUC shall comply with Section 33-284.83 of this code,

- A. Permitted Uses. In addition to the uses provided in Section 33-284.83(A), the following shall be permitted:
- 1. On the east side of U.S. 1, Residential Modified (RM) lots abutting designated Mixed Use Corridor (MC) lots on at least one side are allowed to have uses permitted in the MC area for a depth from U.S. 1 not to exceed that of the MC lots.

2. In the Industrial District (ID) area:

- a. all uses permitted in the IU-C zoning district after public hearing pursuant to section 33-311(A)(3) of this code.
- b. in the Core and Center sub-districts only, on lots fronting on US 1, all uses permitted in Mixed-Use Corridor (MC) at a minimum residential density of 12 dwelling units per acre net to a maximum density of 52 dwelling units per acre net without the use of Severable Use Rights (SUR's) or a maximum density of 60 dwelling units per acre net with the use of SUR's
- c. in the Edge and Center sub-districts, except for properties along US 1, automobile service stations when in compliance with the requirements of Section 33-284.83(B) of this code
- d. in the Edge and Center sub-districts, except for properties along US 1, drive-through facilities when in compliance with the requirements of Section 33-284.83(B)(3) of this code

3. In the Market District (MD) area:

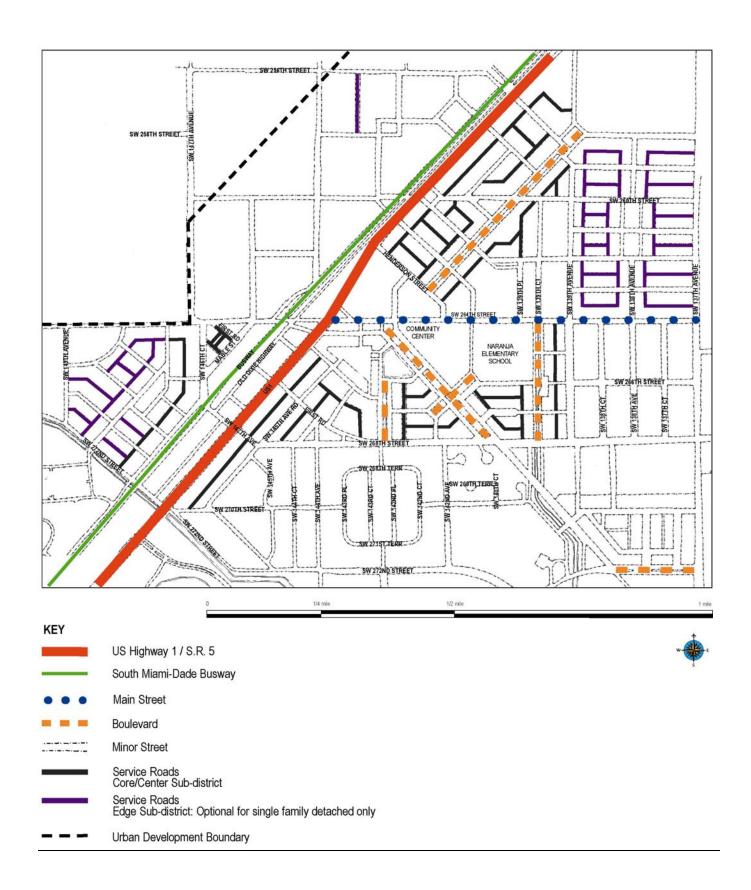
- a. outdoor produce markets, and
- b. all uses permitted in the Mixed-Use Corridor (MC) except for residential.

Sec. 33-284.69. Regulating Plans.

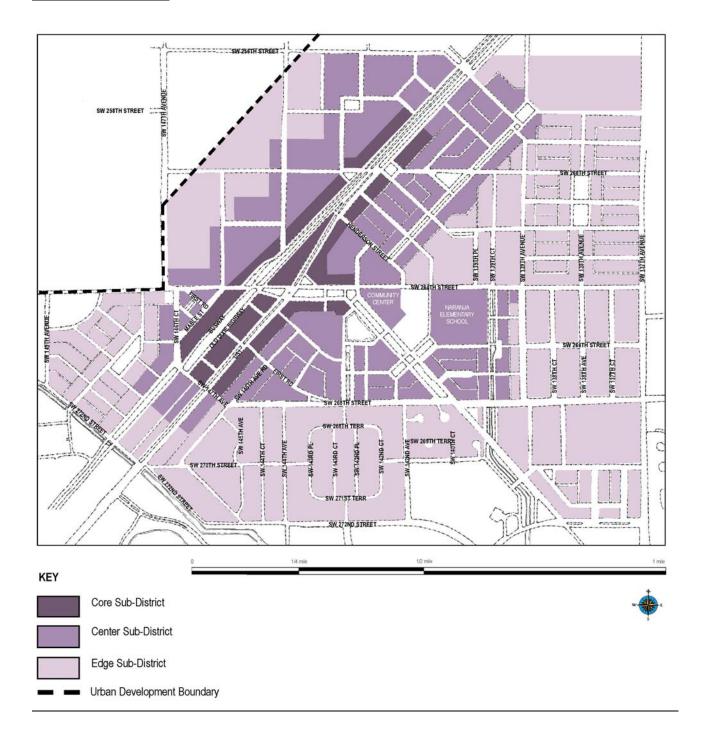
The Regulating Plans consist of the following controlling plans as defined and graphically depicted in this section.

- A. The Street Types Plan establishes a hierarchy of street types in existing and future locations that shall be provided and shown in all development plans. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating pedestrian traffic) are U.S. 1, Boulevard, Main Street, Minor Street, and Service Road.
- B. The Sub-districts Plan delineates three (3) sub-districts: the Core, Center and Edge. These sub-districts regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- C. The Land Use Plan delineates the areas where specified land uses and development of various types and intensities will be permitted.
- D. The Building Heights Plan establishes the minimum and maximum allowable number of floors.
- E. The Designated Open Space Plan designates open spaces, which shall be shown in all development plans. The designated open spaces are controlled by anchor points.
- F. The New Streets Plan shows the location and the number of new streets needed to create the prescribed network of streets within the NCUC District. All new A streets are required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in section 33-284.86(F) of this code.
- G. The Bike Route Plan depicts the designated bike routes, which shall be shown in all development plans.

A. Street Types Plan

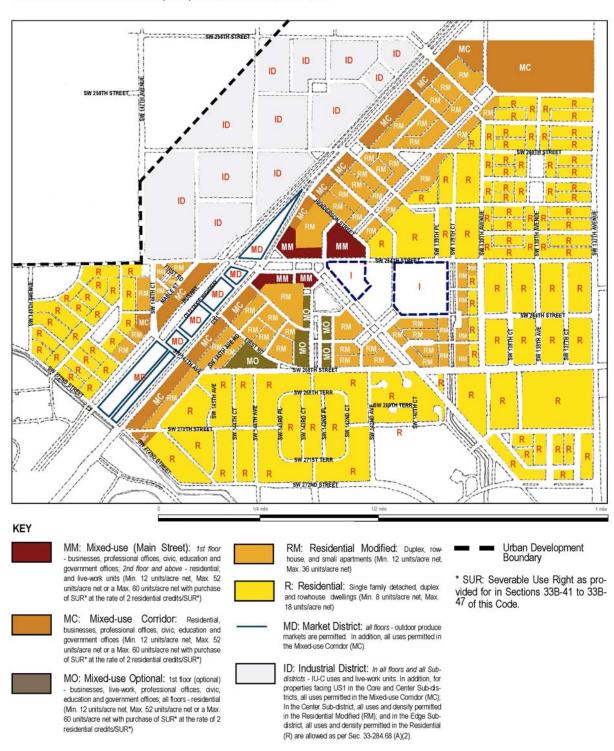


B. Sub-districts Plan



C. Land Use Plan

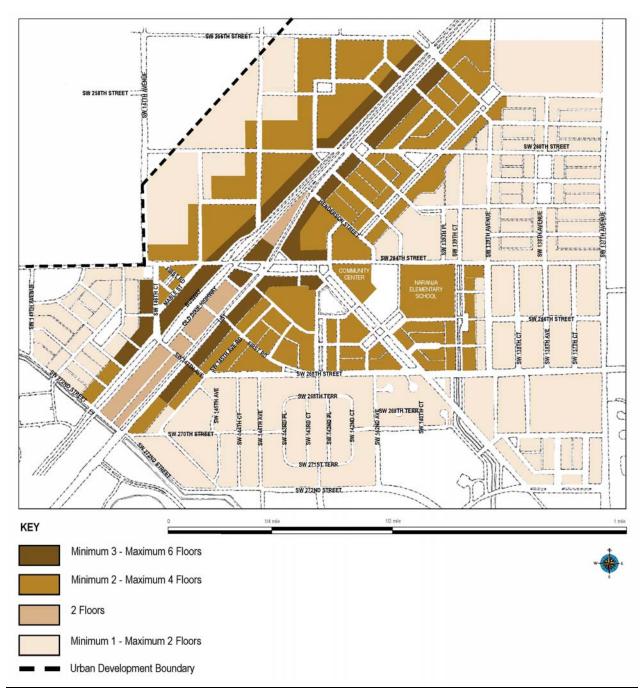
See Section 33-284.68 on this Code for specific permitted uses in each land use area.



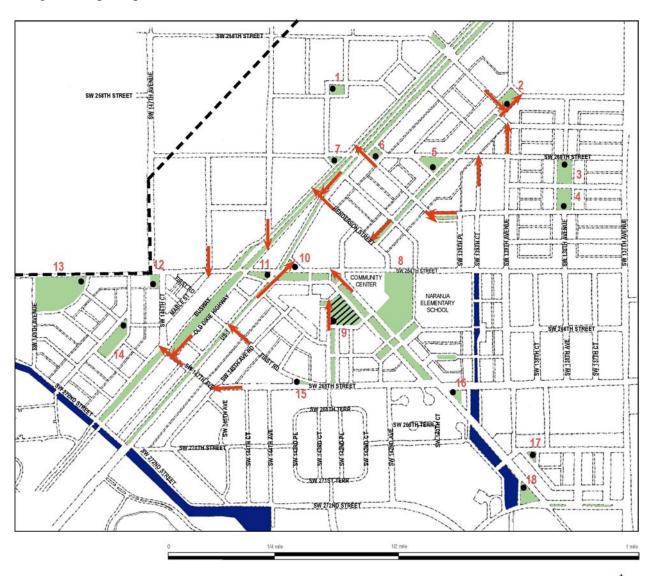
I: Institutional: Civic, education and government offices. Community center is designated to be publicly developed. If community center is privately developed then the Mixed-use (Main Street) criteria shall apply.

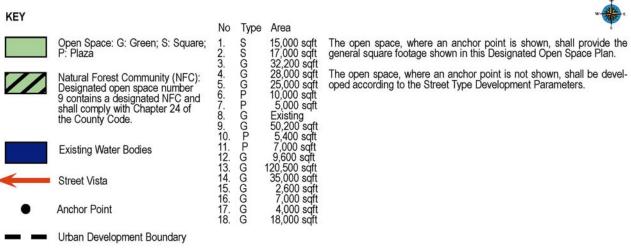


D. Building Heights Plan

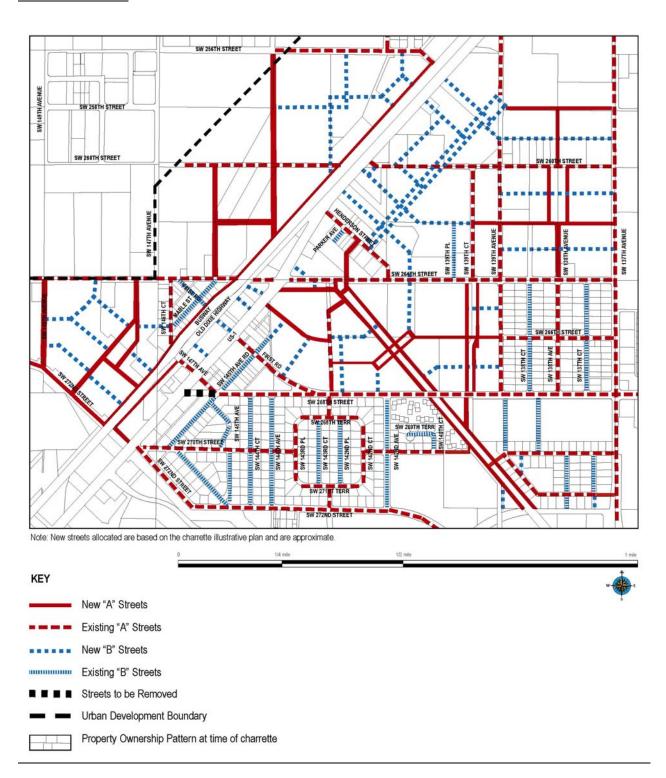


E. Designated Open Space Plan





F. New Streets Plan



G. Bike Route Plan



Sec. 33-284.70. Building Placement and Street Type Development Parameters

- A. All new development and redevelopment within the NCUC shall comply with the Building Placement and Design Parameters as provided in Section 33-284.85 of this code.
- B. All new development and redevelopment within the NCUC shall comply with the Street Type Development Parameters as provided herein:

Street type	Minimum Required Configuration		
	Core/Center/Edge		
<u>U.S. 1</u>	As provided in this section		
Main Street	As provided in this section		
Boulevard	As provided in section 33-284.85		
Minor Street	As provided in section 33-284.85		
Service Road	As provided in section 33-284.85		
Pedestrian Passage	As provided in section 33-284.85		

C. Unless otherwise provided by the Building Placement and Design Parameters in section 33-284.85 of this code, the following front and side street setbacks shall be required within the NCUC:

Street type	Required Setback					
	Core		Center		Edge	
	Front	Side	Front	Side	Front	Side
<u>U.S. 1</u>	0' *	0'	10' ***	<u>0' or 6'</u>	10' or 15' ***	<u>0' or 6'</u>
Main Street	0' *	0'	10' ***	0' or 6'	10' or 15' ***	**
Boulevard	**	**	**	**	**	**
Minor Street	**	**	**	**	**	**
Service Road	**	**	**	**	**	**
Pedestrian Passage	**	**	**	**	**	**

Note: * colonnades required

** as provided in Section 33-284.85 of this code

*** if a colonnade is provided the front setback shall be 0'

U.S. HIGHWAY 1/S.R. 5 **CORE** STREET SECTION Key: s: sidewalk * Note: Actual dimensions of South Miami-Dade Busway extension shall g: green take precedence over dimensions depicted here. c: curb and gutter In: lane med: median Frontage Rd BUSWAY US1 p: parking 26' R.O.W. 100' R.O.W. bl: bike lane 116' R.O.W. col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication 26' Ded 100' R.O.W. BUSWAY 116' R.O.W. US1 ---- Property Line 14' 14' 10' bus bus bl 8' lane lane 8' 10'4'2'7' 11'2 2' 20' 2' 12' c med c lanes 2'8' 12' 110' cg s col 23' 22' 12' 20' c med colscp In q med med c lanes 9 LANDSCAPE/ Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street **OPEN SPACE** trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required. PARKING On-street parking shall count towards the minimum required parking. OTHER ELEMENTS A colonnade shall be required on both sides of U.S. 1, in the Core Sub-district, when the build-to line is 0' and shall occupy the full length of the building frontage The above section is typical for all busway and US-1 frontages For all development along Old Dixie Highway the right-of-way, building placement, and frontage requirements shall be the same as for the development adjacent to the busway. * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.

U.S. HIGHWAY 1/S.R. 5 **CENTER** STREET SECTION PL PL Key: s: sidewalk * Note: Actual dimensions of South Miami-Dade Busway extension shall g: green take precedence over dimensions depicted here. c: curb and gutter In: lane rontage Rd BUSWAY US1 med: median 36' R.O.W. 100' R.O.W. 116' R.O.W. p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication 100' R.O.W. BUSWAY 36' Ded 116' R.O.W. US1 9' 5'27' 11'2 23' 10' 2'8' 12' 110' 22' 20' 2' 12' 2' 20' 2' 12' 10' bus bus bl 8' lane lane 8' ---- Property Line med lanes c med c lanes med s gcp lnc g cg setback LANDSCAPE/ Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street **OPEN SPACE** trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required. PARKING On-street parking shall count towards the minimum required parking. OTHER ELEMENTS The front setback shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General The above section is typical for all busway and US-1 frontages. * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.

U.S. HIGHWAY 1/S.R. 5 **EDGE** STREET SECTION PL PL Key: s: sidewalk g: green * Note: Actual dimensions of South Miami-Dade Busway extension shall c: curb and gutter take precedence over dimensions depicted here. In: lane Frontage Rd BUSWAY US1 med: median 36' R.O.W. 100' R.O.W. 116' R.O.W. p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication 36' Ded 100' R.O.W. BUSWAY 116' R.O.W. US1 14' 14' 10' bus bus bl 8' lane lane 8' 5'9'2'7'11'2 23' 22 12' 2' 20' lanes c med 2' 12' c lanes 2'8' 12' 20' 2' c ---- Property Line cg med med g cp In G g LANDSCAPE/ Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street **OPEN SPACE** trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required. PARKING On-street parking shall count towards the minimum required parking. OTHER ELEMENTS The front setback of buildings along US1 shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line. When the build to line is 15' from the front property line, the remainder 5' shall be landscaped The front setback of buildings along the busway shall be landscaped Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements The above section is typical for all busway and US-1 frontages. * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.

MAIN STREET (SW 264th Street East of US1) CORE

STREET SECTION Key: s: sidewalk g: green c: curb and gutter In: lane 20' setback med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication ---- Property Line 7.5 7.5 90' dedication 🔏 dedication R.O.W. 10' 5'2'7'4'10'2' 2'10' 4'7'2'5 10' 30' col gc pbl ln c med c In blpcg col LANDSCAPE/ Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees **OPEN SPACE** shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees along the sidewalk only are optional and if provided, shall be planted in 5'x5' tree grates. PARKING On-street parking shall count towards the minimum required parking. OTHER ELEMENTS A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.

MAIN STREET (SW 264th Street East of US1)

CENTER STREET SECTION Key: s: sidewalk PL g: green c: curb and gutter In: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication ---- Property Line 70' R.O.W. 7' 5'2'7'4' 10' 4'7' 2'5'7' gc p bllanes blp cg s LANDSCAPE/ Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street **OPEN SPACE** trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. PARKING On-street parking shall count towards the minimum required parking. OTHER ELEMENTS The front setback shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

MAIN STREET (SW 264th Street East of US1) EDGE

STREET SECTION Key: PL s: sidewalk g: green c: curb and gutter In: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication ---- Property Line 70' ♣R.O.W. 7' 5'2' 7'4' 10' 4'7' 2'5'7' LANDSCAPE/ Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street **OPEN SPACE** trees shall have a minimum diameter breast height of 4". Street trees shall be planted in a 5'minimum continuous landscape strip. Permanent irrigation is required. PARKING On-street parking shall count towards the minimum required parking. OTHER ELEMENTS The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

Sec. 33-284.71. General Requirements.

In addition to the general requirements provided in Section 33-284.86 of this code, all developments within the NCUC shall comply with the following:

A, Buildings.

- 1. A cornice line is required on all building facades on U.S. 1 and the Main Street frontages as follows: at the top of the first story of buildings in the Mixed-Use Main Street (MM) area and the top of the second story of buildings in the Mixed-Use Corridor (MC) area.
- 2. Colonnades are required along all building frontages facing U.S. 1 and Main Street in the Core sub-district.<<

Section 2. Sec. 33-284.76 of the Code of Miami-Dade County, Florida, is hereby renumbered and amended as follows:

Sec. 33-284.[[76]]>>72<<. Non-conforming Structures, Uses, and Occupancies.

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, and occupancy in the NCUC District that either (1) was existing as of the date of the district boundary change on the property to NCUC District or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use or occupancy in the NCUC District that is discontinued for a period of at least six months, or is superseded by a lawful structure, use or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to section 33-35(c) of this code. >>However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to section 33-35(c) of this code.<

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Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. It is the intention of this Board of County Commissioners, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Miami-Dade County, Florida. The section of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article" or other appropriate word.

Section 5. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Approved by County Attorney as	
to form and legal sufficiency:	
Prepared by:	